

Petition Number:

1006-VS-04

Date of Filing:

6/14/10

**Application for VARIANCE OF DEVELOPMENT STANDARD  
Westfield – Washington Township  
Board of Zoning Appeals (BZA)**

This application must be completed and filed with the Community Services Department of the Town of Westfield, Indiana in accordance with the meeting schedule.

**RECEIVED**  
**JUN 11 2010**  
WESTFIELD COMMUNITY  
DEVELOPMENT DEPARTMENT

1. Appellant's Name WILLIAM LYMAN  
Address 27015 DITCH RD  
Telephone Number SHERIDAN IN 46069  
E-Mail Address (317) 501-1339  
MONTESSORI WESTFIELD @ G MAIL . COM

2. Landowner's Name WILLIAM LYMAN  
Address 27015 DITCH RD  
Telephone Number SHERIDAN IN 46069  
(317) 501-1339

3. \*Representative \_\_\_\_\_  
\*Address \_\_\_\_\_  
\*Telephone Number \_\_\_\_\_  
\*Email Address \_\_\_\_\_

\*If the applicant is not presenting a petition, please provide contact information for the party representing the applicant.

4. Common description of property (address, location, etc.)  
800 SYCAMORE ST  
WESTFIELD IN 46074

5. Legal description of property (list below or attach)  
PART of the west half of the southeast quarter of SECTION 31,  
TOWNSHIP 13 North, Range 3 East, Hamilton County,  
Indiana containing approximately 3.06 acres more or less.

6. Complete description of the nature of the development standard variance applied for:  
1. Amendment of 0404-VS-CS condition  
2. 16.06.060, B - reduction of West buffer length  
to 5 feet  
3. 16.06.060, C - reduction of shrub req. to 0 to east buffer yard

7. **ALL SITE PLANS SHALL BE LEGIBLE AND DRAWN TO SCALE.** Site plans must accompany this application and must depict at a minimum:

- a. Lot(s) shape and dimensions;
- b. Location and dimensions of existing and proposed structures;
- c. Location and dimensions of existing and proposed points of ingress and egress; and
- d. All topographic and natural features and/or other unusual characteristics associated with the property.

8. The Applicant must address the following criteria and establish at the public hearing that each of the following is true in order to obtain a favorable determination from the BZA.

*No variance of development standard shall be granted unless the BZA finds all of the following to be true:*

- a. That the approval of such variance of development standard will not be injurious to the public health, safety, morals, and general welfare of the community:

*The property is used as a school, and no injurious activities are conducted on site*

- b. That the use and value of the area adjacent to the property included in the variance of development standard will not be affected in a substantially adverse manner:

*Improvements to property are likely to increase property values.*

- c. That the strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the subject property:

*Practical difficulties can be found in proper development of this site*

TOWN OF WESTFIELD, INDIANA

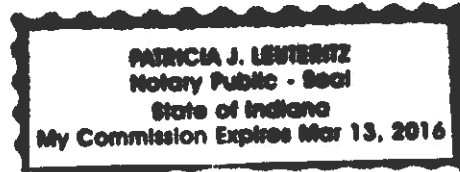
The Appellant hereby certifies that the information contained in and accompanying this application is true and correct.

William H. Hyman  
Applicant

SUBSCRIBED AND SWORN TO ME THIS 11<sup>th</sup> DAY OF June, 2010.

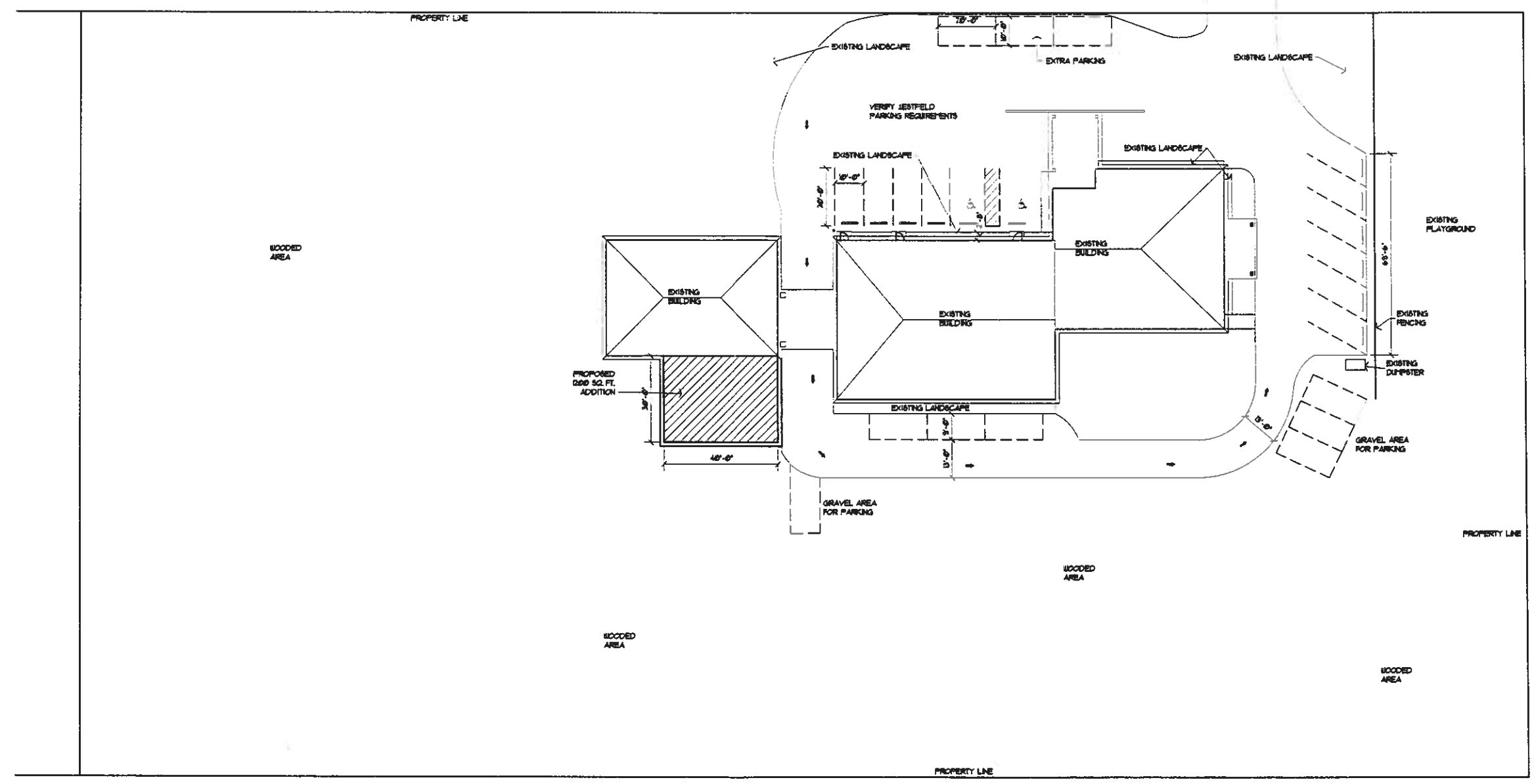
Patricia J. Lenteritz  
Notary Public

My commission expires: 3/13/2016



June 9, 2010 (10) SITE PLAN.dwg

RECEIVED  
JUN 11 2010  
WESTFIELD COMMUNITY  
DEVELOPMENT DEPARTMENT



ARCHITECTURAL SITE PLAN  
SCALE: 20' = 1'-0"

Peterson Architecture  
802 Mulberry Street, Suite G  
Noblesville, IN 46060  
p 317 770.9714  
f 317 770.9718  
studio@petersonarchitecture.com

ADDITION  
MONTESSORI SCHOOL  
800 SYCAMORE STREET  
WESTFIELD, INDIANA

STATE SUBMIT  
APRIL 14, 2010

REVISIONS		
REVISION	DATE	BY
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

DRAWN BY: B. HOFFMANN  
CHECKED BY: D. PETERSON  
PROJECT NUMBER: 10-0035

SITE PLAN  
L101

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AND SHALL BE USED ONLY IN ACCORDANCE WITH THE  
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